



STAFF REPORT

DISCUSSION AND DIRECTION FOR STREET AND SIDEWALK IMPROVEMENTS IN THE REDEVELOPMENT AREA

Honorable Chair and Board Members:

Summary

Various street and sidewalk locations within the redevelopment area are damaged and are in need of repair or replacement. Staff has reviewed the street and sidewalks in the redevelopment area and is proposing the following locations be repaired over the next two to three years: Sixth Avenue, Ralston Avenue, O'Neill Street, Laurel Avenue.

Background

The Redevelopment Agency capital plan has budgeted \$250,000 in each fiscal year from 2005 through 2009 for miscellaneous street and sidewalk repair in the redevelopment area. The redevelopment area encompasses the entire city east of El Camino Real up to the boundaries of the city limits, to the southern city limits at F Street, to portions west of El Camino Real including the Twin Pines Park, and to the northern city limits at North Road (see attached boundary map). While sidewalk maintenance is generally the property owner's responsibility, the Council directed staff to do repairs to decorative sidewalk pavers in downtown. The first done was in front of the Iron Gate restaurant last fall.

Discussion

Staff has identified the following streets and sidewalk segments as priorities for repair:

1. Ralston Avenue – Between Sixth Avenue and El Camino Real – Sidewalk improvements.
2. Sixth Avenue – Between Emmett Avenue and Hill Street – Sidewalk improvements.
3. Ralston Avenue – Between Old County Road and Hiller Street – Sidewalk improvements.

4. O'Neill Avenue – Between El Camino Real and Sunnyslope Avenue – Street and sidewalk improvements.
5. Sixth Avenue – Between Waltermire Street and O'Neill Street – Street improvements.
6. Sixth Avenue – Between E Street and San Carlos city limit – Street improvements.
7. Laurel Avenue – Between Cypress Avenue and Hill Street – Street and sidewalk improvements.

The first two locations proposed are Ralston Avenue between Sixth Avenue and El Camino Real and Sixth Avenue between Emmett Avenue and Hill Street. Most of the sidewalks at these locations are unstained concrete or red bomanite brick pattern concrete. Over time, this sidewalk has uplifted or subsided due to tree roots and other various factors. Staff proposes to remove the damaged sidewalk and replace it with a brick unit paver system. The brick paver unit system is the required substitution for the red bomanite brick pattern concrete as defined in the City's Downtown Specific Plan. The street trees will be removed and replaced and an irrigation system will be installed. This work is expected to be underway this fiscal year.

The next two priority locations, to be done in fiscal year 2006, are Ralston Avenue between Old County Road and Hiller Street and O'Neill Avenue between El Camino Real and Sunnyslope Avenue. Damaged concrete and bomanite concrete sidewalks will be removed and replaced with the brick unit paver system. Damaged street pavement will also be repaired by either an asphalt concrete overlay or replaced with a new pavement section. Street trees will be removed and replaced as appropriate at these locations and irrigation systems will be installed.

The following projects are proposed during the third and fourth years and will be budgeted in the CIP, but can be adjusted annually if other priorities arise. These locations were selected based upon their projected pavement condition index (PCI).

- Sixth Avenue (PCI 2) between Waltermire Street and O'Neill Avenue – Repair street pavement with asphalt overlay or replace with new pavement section.
- Sixth Avenue (PCI 28) between E Street and San Carlos city limits – Repair street pavement with asphalt overlay or replace with new pavement section.
- Laurel Avenue (PCI 0) between Cypress Avenue and Hill Street – Repair street pavement with asphalt overlay or replace with new pavement section. Replace damaged concrete and bomanite concrete sidewalk with brick paver system.

Staff anticipates the projects outlined above would use the full \$250,000 allocated each year through fiscal year 2008. Additional street and sidewalk locations in the redevelopment area may be added as the budget permits, or switches may be made as part of the annual CIP approval process.

Fiscal Impact

There are sufficient funds in the fiscal year 2005 budget in account number 351-4610-9535 to cover the cost of the two proposed projects for this year.

Public Contact

Posting of the City Council agenda. Neighbors of the affected streets will be notified as the projects get underway.

Recommendation

It is recommended that the Redevelopment Agency approve the proposed locations for street and sidewalk improvement in the redevelopment area.

Alternatives

1. Alternate list of sites for improvement
2. Refer back to staff for additional information
3. Take No Action

Attachments

- A. Redevelopment Area Plan Boundary and site locations

Respectfully submitted,

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City of Belmont Redevelopment Area Plan Boundary

